



**PUBLIC BUILDING
COMMISSION** of Chicago

CONSTRUCTIVE NEWS YOU CAN USE

2019 Q4

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A MESSAGE FROM CARINA

The Public Building Commission of Chicago (PBC) oversees dozens of construction and renovation projects across the City. We manage their competing demands and keep tabs on the many nuances of each project in order to bring them to completion safely, on-time and within budget.

Even with the unique characteristics of each project, the PBC has successfully delivered high-quality buildings, renovations and infrastructure projects that reflect our commitment to Chicago.

In time for the start of the 2019 academic year, the PBC delivered the new Englewood STEM High School, the new Taft Freshman Academy, school renovation projects at Lakeview High School and Dore Pre-K and updated Brooks College Prep's athletic facilities. We highlighted these projects in this issue of *Constructive News You Can Use* and showcase how each of these distinctive projects represents our flexibility in development and delivery strategies while also highlighting three extraordinary architects.

In addition, we successfully opened the new fieldhouse and community center at Williams Park and broke ground on the new-state-of-the-art fire station on the southside. We also, on separate occasions, hosted an international delegation and a contingency of college students who were interested in how we deliver valuable public amenities in a way that illustrates excellent stewardship of public funds.

As we approach the end of the year, we are pleased to know that we are moving in the right direction – ensuring a sustainable future that is invested not only in the communities where we build but also in the people who live in those communities.

It is with great pride that we present some of our efforts in this publication. Please enjoy this edition of *Constructive News You Can Use*.

Sincerely,

Carina E. Sánchez
PBC Executive Director

CONTRACTOR SPOTLIGHT - HIGHLIGHTS THREE ARCHITECTS IN THIS EDITION

A TELEVISION SHOW LED TO A CAREER IN ARCHITECTURE



Agustin Gomez-Leal, one of the principals of Wallin/Gomez Architects, believes that once the architectural industry reaches a point where they qualify companies based on their actual work and not on their size, more small businesses will prosper.

"I wouldn't say that we are master architects but based on staff experience we're pretty close," Agustin said. "As a small architectural firm we have to know everything about this industry. We are constantly reinventing ourselves through technology and hiring some of the best and brightest staff. This constant reinvention, every ten years or so, keeps us fresh, nimble and helps instill a sense of comradery with all who works here."

Since 1990, Wallin/Gomez Architects has been a collaborative design firm that specializes in creating functional, inviting commercial spaces, schools and more based on their client needs. The, staff of approximately 16 employees, have completed four PBC annex and renovation projects, most recently the installation of Columbia Explorers Academy modular classrooms.



Wallin/Gomez is currently the architect of record for the Washington High School Renovation which includes interior and exterior renovations.

Always looking to help the next generation of architects, Agustin helped to establish 'Arqitectos,' a professional development group for Latino architects.

"I really didn't know any architects as a kid. Funny but true story, I was inspired to be an architect by watching Brady Bunch on television," Agustin said. "I didn't have a lot of option as a kid nor was I exposed to a variety of different things when I was growing up. I don't want that same thing to happen to the next generation of architects. I want to help the next generation of architects to get a foothold into the industry and help it grow."



Washington H. S.



ATTENTION TO DETAIL HAS FORMA POSITIONED FOR A BRIGHT FUTURE

Ever since he was a kid, Luis Bolivar - Founder and principal architect of Forma Architecture knew he wanted to do something with construction. He didn't know exactly what but once he started taking drafting classes in high school, he knew he found his purpose in life. His attention to the details was one of the reasons Luis fell in love with and began his architecture career 23 years ago.

Considered conservative when it comes to designing, Luis realized early in his career that the smallest detail is important to every project. His quest to bring simple yet creative shape to something led him to start his own company, FORMA Architecture, in 2005.

“I didn’t want to call it Bolivar Architecture. That was too easy,” Luis said. “I was talking with a friend in Spanish and we both kept saying ‘forma,’ which is Spanish for shape. I then realized that’s what I wanted to do – bring something simple yet creative to this industry. Create a new shape for architecture.”



Forma is a full-service architectural firm assisting clients during their projects from the initial design ideas to completion of the physical structure.

Luis recently served as the architect of record for PBC’s Dore Elementary School Pre-K expansion project. The project included renovations at the existing Dore Elementary School to accommodate Pre-K expansion which included, but not limited to, renovations in 13 Pre-K classes, parent and conference rooms.

Luis is hoping that the success on the Dore Pre-K project will lead to future opportunities on additional PBC projects either as a prime or subcontractor.

“I believe in providing quality service and paying attention to the client’s needs. Each project is different and the approach to each project should be customized without losing quality in any stage of the process,” Luis said. “I hope to get another opportunity to work on additional PBC projects.”



WHOEVER SAID A MUSIC LOVER CAN'T BE A GREAT ARCHITECT



John M. Palmer Elementary

“My first love is playing music but later I fell in love with architecture and thought it would be a great career choice. My love for music fuels my love for architecture and the two together I feel makes me a better architect,”

-Edward Torrez, President and Principal of Bauer Latoza Studio

The legacy of Bauer Latoza Studio was established by its founders, Bill Latoza and Joanne Bauer. But since buying the company with three other partners seven years ago, Edward Torrez has tried to build upon that legacy to continue to move the company forward. Not only recognized for its work in architecture, planning, historic preservation and hospitality design, Bauer Latoza Studio is now an industry frontrunner and maintains

a diverse portfolio in the local, national and international markets.

“When we took over the firm, we made sure that we didn’t want to work with anyone that doesn’t represent our same values and does not serve the project well,” Torrez said. “We like working with the PBC. The PBC works us very hard and we respect the high expectations they place on each project.”



Engine Company 70

“One of the challenges of being a small firm is convincing someone to give us chance,” Torrez said. “I don’t think a lot of companies realize the amount of work we can do and the resources that we have at our disposal. We can show any client how dedicated and focus we can be in completing large or small projects.”

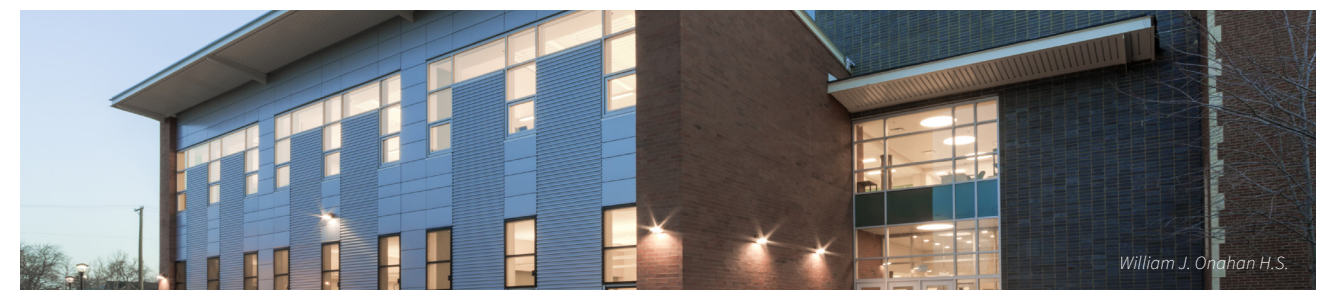
Bauer Latoza Studio has done a variety of projects for the PBC and Torrez says he wants to continue the great working relationship between the two organizations. “I constantly explain to my staff that PBC is a different client. They are demanding but you have to be, considering the types of projects PBC is responsible for,” Torrez said. “You take on the tough jobs.”

Torrez expressed how he would like to maintain the 15 employees and four principals because it allows his small company to move quickly and stay current on the latest architectural trends, but also noted some of the challenges that comes along with being a small firm.

The majority of Bauer Latoza Studio’s work has been public facilities which Torrez notes that the niche was established by the company’s founder’s almost 30 years ago.

“I agreed with what the company’s founders established which is one of the reasons I stuck around for more than 20 years,” Torrez said. “From schools to parks to historic buildings, I enjoy creating an environment that many people can have a positive experience. For me, I hope that our work can somehow improve the lives of others.”

Currently Bauer Latoza Studio serves as the architect of record for the Palmer Elementary School in the Pullman community where the project includes a new annex along with improvements to the existing school and site. Edward still performs at various venues throughout the region. He has contributed his musical talents on the piano and accordion on over 15 albums in the last 20+ years and has toured both regional and national.



William J. Onahan H.S.

PBC OPENS NEW FIELDHOUSE AND COMMUNITY CENTER AT WILLIAMS PARK



Williams Groundbreaking



Williams Park Community Center

Carina E. Sánchez, PBC’s Executive Director, joined Alderman Pat Dowell (3rd Ward), the Chicago Housing Authority, the Chicago Park District and Douglas Park community residents for the grand opening of the new fieldhouse and community center at Williams Park, 2820 S. State Street.

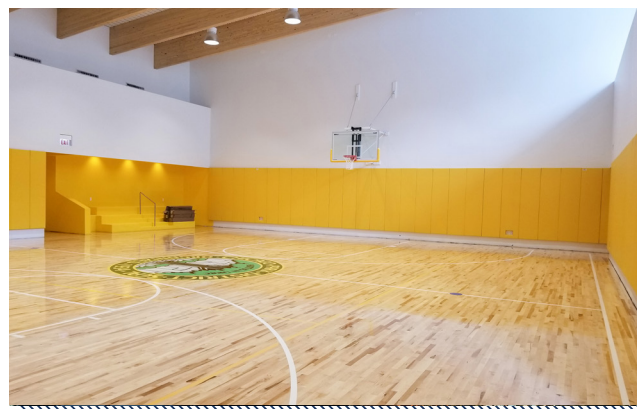
“We are pleased to bring this new field house to the children and families of the Douglas Park community,” Sánchez said during the ribbon cutting ceremony. “This fieldhouse will be the new community anchor that supports the activities that breathe life into our neighborhoods.”

The PBC, the Chicago Park District, the Chicago Housing Authority and the City of Chicago partnered to build the 10,000 square foot \$7.5 million facility.

The new fieldhouse features a half-court

gymnasium built-in bleacher seating, natural light and exposed wood beamed ceilings. The 1,600 square foot multi-purpose club rooms feature an operable divider creating two equal sized rooms for art, education, performances, meetings, exercise and other community program needs.

The exterior cladding of the building is a system of interlocking metal panels that shimmer in different hues. While outdoor improvements include new lighting, concrete paths, benches, landscaping and a 1,560 square foot spray pool containing multiple spray features.



Williams Park Community Center



CHINESE DELEGATION TOURS ENGLEWOOD STEM HIGH SCHOOL

For the second year, the PBC fulfilled a request from the US-China Business Training Center and hosted a tour of the recently completed Englewood STEM High School. The delegation of 21 Chinese Officials from Hangzhou China toured the new three-story facility and athletic fields, while asking a variety of questions ranging from the scope and budget to risk assessment and site constraints.

Ms. Hongping Ma, group leader and Director of Planning and Development for Chinese Hangzhou CBD investment Group, enjoyed the tour and believe that some of the practices utilized during the design and construction of the facility can be implemented on their projects.

“Chicago has a very different approach to the planning and construction of public facilities. Many of these techniques we already employ but to have an opportunity to learn how other governments enact their techniques is very valuable in furthering our initiatives,”

- Ma said through an interpreter.

The delegation was in the United States for 10 days with visits in New York and Chicago.

PBC BUILDING DESIGN AND CONSTRUCTION FINALIST FOR CNDA AWARD



Englewood STEM High School has been selected as a finalist for the Chicago Neighborhood Development Awards' (CNDA) Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design.

Established in 1995, the CNDA annually recognize the essential role that both non-profit and for-profit developers play in building communities in Chicago neighborhoods.

The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design recognizes and encourages best practices in community design, landscaping design and architecture. The winning projects clearly and successfully demonstrate a contribution to the visual, social and cultural life in the communities they serve.

“The PBC embraces any opportunity to stretch the boundaries of what it means to be a municipal development agency,” Carina E. Sanchez, PBC Executive Director said. “It would be an honor to win this award. It will serve as third party validation of how our work is changing and improving neighborhoods and changing lives.”

Award winners will be announced in April 2020.



Englewood H.S.



NEW CONSTRUCTION, RENOVATIONS AND UPDATED FACILITIES

ACROSS THE CITY WELCOME
STUDENTS BACK TO CLASS

Taft Freshman Academy



To begin the 2019 academic year, the PBC joined Mayor Lori Lightfoot, the Chicago Public Schools and a host of community organizations and residents to officially open the Englewood neighborhood's first new public school building in four decades, **Englewood STEM High School**.

Overseeing the design and construction, the PBC worked with UJAMAA / Power II Joint venture to develop the new three-story facility that features outdoor sports facilities, modern multipurpose educational spaces and a school based medical center to support both students and the community at large.

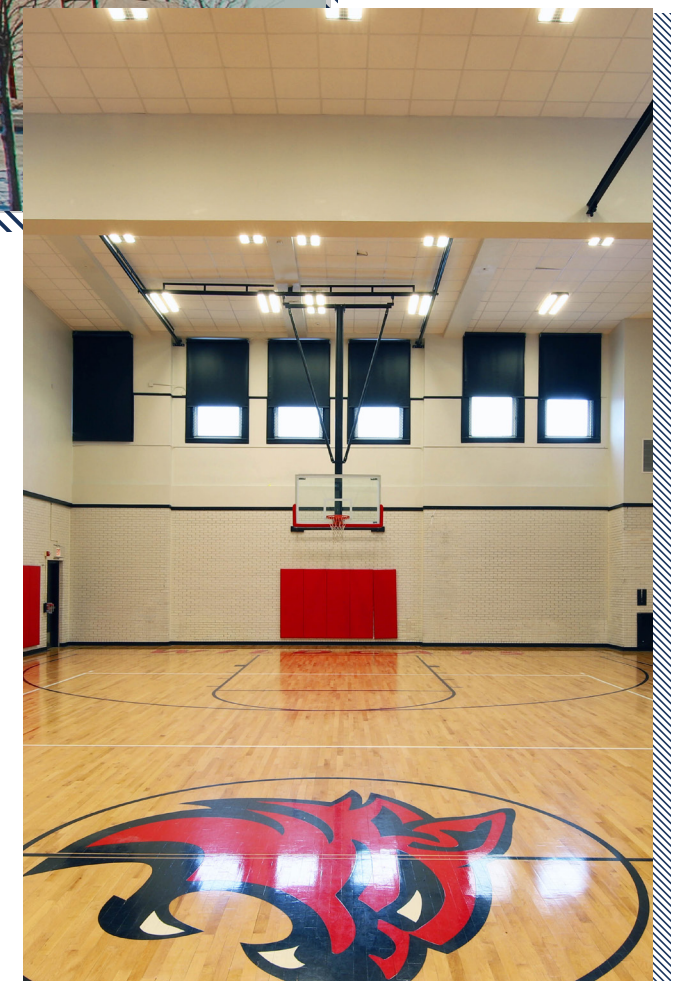
"The new Englewood STEM High School is more than a building, it is an opportunity to celebrate learning and achievement of every

student who will pass through its doors," Carina E. Sanchez, PBC's Executive Director said. "This is a project that recognizes the interaction between students and the community goes far beyond the walls of the building. We embraced working with the design-build team to create a unifying campus with recreational, family and after-school activities for the entire Englewood community."

Another anticipated new school located in the Dunning community, Taft Freshman Academy has a three-story academic wing and a one-story athletic wing connected by a high ceiling, single story link. The school has classrooms and labs for science, computer learning as well as performing and visual arts.



Dore Pre K



Lake View H.S. Renovation

This unique learning facility is divided into eight “houses”, for better collaboration among staff and focused, individualized learning for students. Two of the eight houses are for students in the Taft Seventh and Eighth Grade Academic Center. The remaining freshman houses have a mix of honors, college prep and diverse learner students.

The outdoor sports area includes an eight-lane athletic track and a new multi-use field for soccer, football and lacrosse.

We also completed major interior renovations at **Lake View High School**, one of the City’s oldest neighborhood high schools. The renovations were completed by Blinderman Construction and their joint venture partner, ALL Masonry, a minority-business enterprise firm.

The project included roof replacement, masonry restoration, new lockers, interior painting and flooring as well as renovations to the gym, library, cafeteria and kitchen.

Last fall the PBC delivered the exterior renovations during the first phase of the project, including a new artificial turf practice field with a surrounding walking track, a new playground and reconfigured parking.

The **Pre-Kindergarten Expansion at Dore Elementary School** provides an early education center that helps prepare the youngest students for kindergarten.

The project converted standard classrooms into Pre-K classrooms with renovations and site improvements throughout the interior and exterior of the school.

This was an exceptional project and the UJAMAA and FORMA Architecture team was honored to assist in the development of this school renovation that provides essential opportunities to benefit three and four-year-old children as they develop their academic skills.

Finally, we were happy to support BOWA Construction and Brook Architecture as they teamed up to successfully install new athletic amenities for **Gwendolyn Brooks College Prep Academy**. This project includes improvements to the football and soccer field, a track and field event area and baseball and softball fields.

It is with great pride that we deliver these wonderful facilities to the educators and children of Chicago.



EngleWood H.S.



Gwendolyn Brooks CP Academy



MAYOR LIGHTFOOT, CFD AND PBC BREAK GROUND ON NEW STATE-OF-THE-ART FIRE STATION

Mayor Lori E. Lightfoot joined the Chicago Fire Department (CFD) and the Public Building Commission of Chicago (PBC) to break ground on a new state-of-the-art facility for the Engine Company 115 fire station in Chicago's West Pullman neighborhood. The new \$30 million facility will be the second-largest fire station in the city, housing a CFD District Office, an Office of Emergency Management and Communications (OEMC) radio communication tower, and three ambulances.

"From running into burning buildings to coming to our rescue in a time of need, Chicago's firefighters and paramedics are nothing short of superheroes and they deserve nothing more than state-of-the-art resources and equipment to keep our residents safe," said Mayor Lightfoot.



With sleeping quarters, locker rooms, a workout facility, full-service kitchen with pantry and dining area and a laundry room, the 27,000-square-foot, single-story fire station will be a home-away-from-home for approximately 20 firefighters/EMTs and eight officers. Additionally, the facility will also feature a state-of-the-art emergency communication hub, watchtower, open office spaces and a 4-bay apparatus room with a hose drying tower.

"The West Pullman community and the department members who will staff this house will reap the benefits of a world-class facility", said Fire Commissioner Richard C. Ford II. "This brand-new firehouse will allow the Chicago Fire Department to more efficiently serve the residents, business owners, and visitors of the South and South East sides of Chicago."

Managed by the PBC, the design and construction of the project will be headed by the minority-led UJAMAA/Trice Joint Venture. "This state-of-the-art fire station will not only represent a community anchor for West

Pullman residents, it will ensure Chicago's firefighters are better equipped to serve those who live and work in this neighborhood," said Alderman Carrie Austin.

"This modernly designed space will embody the 'spirit of service' of each man and woman who serves as a firefighter or first responder and provide them with the necessary facility to fulfill their mission to promote fire safety, provide emergency care and extinguish fires,"

- Carina E. Sanchez, Executive Director of the Public Building Commission.

Anticipated to be open by summer 2020, the new fire station will be built on vacant land located at 119th Street and Morgan Street, replacing the existing Engine Company 115 located at 11940 South Peoria Street.



PBC IS COMMITTED TO COMMUNITY HIRING

Beyond the physical projects the PBC develops, we have a city resident and community area hiring requirement for our construction projects. That means 50% of the total construction hours worked on a project must come from city of Chicago residents. In addition, at the outset of a project, the PBC defines the community area, usually the neighborhood and immediate surrounding areas. Residents of that community must make up at least 7.5% of the total construction hours worked on a project.

To that end, the PBC assist our general contractors in hosting community hiring events. These community hiring events are an essential part of our work and help our contractors fulfill their community area hiring requirements. We had great turn outs for our recent events (pictures)



Construction Industry Conference in the Chatham Community



University of Illinois at Chicago 2019 Construction Summit



Federation of Women Contractors - w/ K.R. Miller/ALL Masonry JV design-build team



Universal Entertainment Center

Public Building Commission



PBC PARTNERS WITH CRCC IN SAFETY

PBC Team Members Participate in OSHA

A safe job site is not something that someone can just wish to have happen. It takes dedication and hard work by everyone to achieve the goal of workers returning home each day free from injuries. Our CRCC Safety Department, under the leadership of EST, Gary Perinar, strives each day to look for ways to improve safety council wide. Over time we have developed relationships with owners, general contractors, contractors and members, in order to discuss solutions which benefit everyone. It is very difficult to have a “perfect” job site.

As we know, projects are always evolving day to day and even sometimes change by the hour. Conditions can change in a moment from a safe area to an unsafe area when hazards are introduced. The key is to constantly eliminate as much risk as possible, thereby reducing hazards and ultimately reducing incidents caused by exposure to those hazards. Several years back, the CRCC Safety Department began a relationship with the Public Building Commission (PBC). The CRCC is grateful to

have Commissioner on the board, Local 54, Business Representative, Jose Maldonado. With Jose on the board, the carpenters have had an opportunity to discuss safety directly with the Chief Development Officer for the PBC, Ray Giderof.

From the beginning, Ray recognized the value of working together in safety to reduce injuries and identify hazards.

“I want to personally thank the CRCC for the training opportunity. I appreciate the CRCC’s continued support and guidance in all aspects of our project delivery - from the classroom to the job site. The PBC is committed to continuous improvement, knowledge, sharing and professional development. Our partnerships with industry experts and the trades, especially the CRCC is critical. My team and I appreciate your time and Tom Kavicky’s time, knowledge and expertise.”

To Read More About This Story Go to the Carpenters Union Newsletter



Excellence in Masonry Architectural Award

PBC's masonry work in the construction of Taft Freshman Academy is the recipient of the 2019 Excellence in Masonry Architectural Award from the



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